

KICKOFF MEETING

Town of Barrington
Carmelite Monetary
Site Reuse Masterplanning



















KICKOFF MEETING

Team Introduction





ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

Our Perspective

4ward Planning assists local governments and developers achieve sustainable development outcomes through responsible, future-based planning.

Our approach, founded in socio-economic analysis, seeks the optimum development or redevelopment program based on best case outcomes within the social, environmental, fiscal and economic systems (the “4” in 4ward Planning) of a host community and its surrounding area.



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

NEW YORK

PHILADELPHIA

PITTSBURGH



Our Services

We provide services to the public, private and non-profit sectors and focus in the following practice areas:

- Development Advisory Services
- Real Estate Market Analysis
- Fiscal & Economic Impact Analysis
- Park & Open Space Financial Analysis
- Socio-economic Analysis



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

NEW YORK PHILADELPHIA PITTSBURGH





SignalWorks

People First, Place Based & Purpose Driven

To us,
buildings are
more than
structures.



AAA EAST BAY HEADQUARTERS

THE PROVIDENCE G



They are signals
broadcasting
your mission.

Together, we can
create a work
that embodies
your values.



RISE PREP ACADEMY

We are Signal Works: We turn broken buildings into purposeful places.



ATLANTIC DESIGN WORKS



PROCESS GUIDES

We help teams
navigate the
design process

*“Signal Works guided us
through seemingly impossible
challenges with positivity,
optimism and creativity.”*

ROSALIND DACRUZ, HEAD OF SCHOOL
RISE PREP MAYORAL ACADEMY

DESIGN THINKERS

We solve real
problems for
real people



GrowSmartRI
Sustainable Economic Growth
& Quality of Place

Rhode Island
MONTHLY



AWARDED FOR URBAN DEVELOPMENT,
INTERIOR DESIGN & HISTORIC PRESERVATION

VALUE CHAMPIONS



We ensure our
designs project
our client's values

Certified



Corporation

This company meets the
highest standards of social
and environmental impact

3RD PARTY CERTIFICATION RECEIVED 2019

The experience of working with us is our **Key Differentiator**



PEOPLE CENTERED DESIGN



PLACE BASED CONNECTIONS

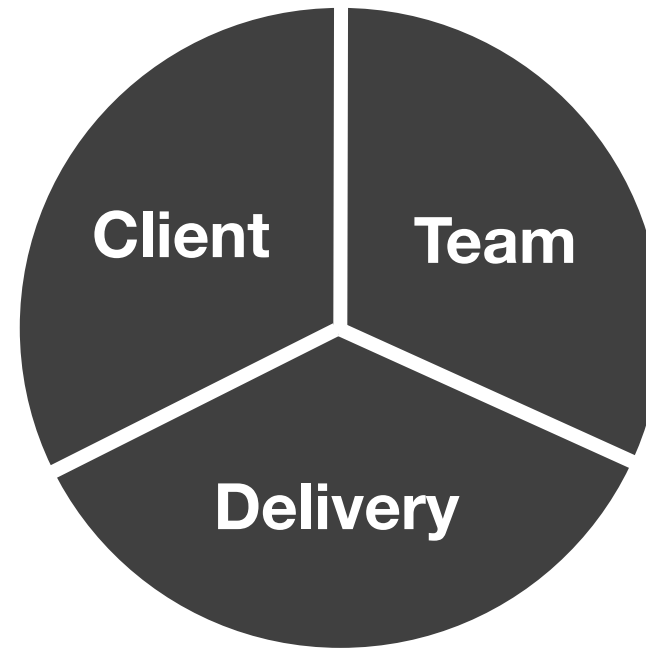


PURPOSE DRIVEN ENGAGEMENT

Our work demonstrates our **Core Values**

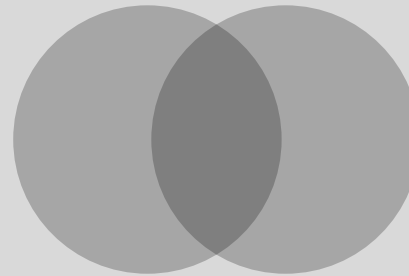


Designing for your
full depth of needs
and full range of people



Crafting a strategy
you can implement and
a team you can trust

First we guide people through a
Mission-Driven Design Process.



Then we walk them through an
Integrated Delivery Strategy.

Our clients are set up for success by our **Unique Methodology**



PLANNER:
Keelia Kentor, ALEP & AICP



SITE DESIGN:
Traverse Landscape Architects



STRUCTURAL ENGINEER:
Structures Engineering and Design, LLC



TRAFFIC TRANSPORTATION:
McMahon Associates



COST ESTIMATING:
Keough Construction Management Inc.

KICKOFF MEETING

Schedule & Deliverables



Barrington Monastery						11/1/2021				5/1/2022				26																					
PROJECT NAME						START DATE				END DATE				WEEK DURATION																					
						Nov				Dec				Jan				Feb				Mar				Apr				May					
ID	Task Name	Description	Start Date	Weeks	End Date	1	8	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	7	14	21	28	4	11	18	25	2	9	16	23
1	Discovery																																		
1.1	Client Meetings																																		
	Committee Kickoff Meeting		11/15/2021	1	11/21/2021																														
	Public Vision Meeting		12/13/2021	1	12/19/2021																														
	Initial Findings		1/3/2022	1	1/9/2022																														
	Final Findings		1/17/2022	1	1/23/2022																														
	Joint Committee Meeting		1/24/2022	1	1/30/2022																														
1.2	Project Discovery																																		
	Visioning Study		11/15/2021	8	1/9/2022																														
	Building Evaluation		11/1/2021	6	12/12/2021																														
	Market Feasibility Study		11/15/2021	8	1/9/2022																														
2	Strategy																																		
2.1	Design Funnel																																		
	Design Concept		1/9/2022	3	1/29/2022																														
	Hardlined Options		1/29/2022	4	2/25/2022																														
	Final Schematics		2/25/2022	4	3/24/2022																														
	Joint Committee Meeting		3/24/2022	1	3/30/2022																														
2.2	Final Concept Review																																		
	Financial Feasiblity Study		3/24/2022	4	4/20/2022																														
	Traffic Impact Report		3/24/2022	4	4/20/2022																														
	Cost Estimate		3/24/2022	4	4/20/2022																														
	Building Program & Pro Forma		3/24/2022	4	4/20/2022																														
	Comp Plan Amendments		3/24/2022	4	4/20/2022																														
	Delivery Strategy Initial Findings		4/25/2022	1	5/1/2022																														
	Delivery Strategy Final Findings		5/1/2022	1	5/7/2022																														
	Joint Committee Meeting		5/7/2022	1	5/13/2022																														
	Town Meetings		5/23/2022	1	5/29/2022																														

- **1. Discovery:**

1. Building Site Visits for Evaluation

2. Committee Kick off / Visioning Meeting + Market Kickoff

3. Public Vision Meeting

4. Initial Findings Committee Presentation

5. Second Committee Presentation

6. Joint Planning/Council/Housing Board

Deliverables:

- Building Evaluation Report
- Summary of Visioning Efforts
- Market Analysis Report

1. Discovery:

4. Initial Findings Committee Presentation

Hybrid Meeting: Building Evaluation & Visioning Findings + Initial Market Analysis

- Goal is to receive committee feedback for incorporation into final draft
- Planner: Summary and presentation outlining activities associated with the visioning effort including methodologies and outreach tools utilized, ideas for future development
- Development Consultant: Feedback on Initial Market Analysis
- Architect: Summary of Building Assessment & Evaluation

5. Second Committee Presentation

Hybrid Meeting: Final draft of Building Evaluation & Visioning Findings + Market Analysis

- For final feedback prior to Final Joint Presentation
- Development Consultant, Planner, Architect Attending

6. Joint Planning/Council/Housing Board

In Person Meeting:

Finalized presentation of all discoverable deliverables:

Building Evaluation & Visioning Findings + Market Analysis

- Development Consultant, Planner, Architect Attending

- **2. Strategy**

(Jan- March)

- **2A: Design Funnel**

- Meetings:

- 1. Design Concept (with Committee)
- 2. Hardline Options (with Committee)
- 3. Hardline Schematics (with Committee)

- Final Deliverables:

- Proposed Site Plan (2 options)

- Proposed Typical Conceptual Plans, with Elevation, and light 3d

- **2B: Delivery Strategy**

4 to 6 weeks

(March/April)

- Meetings:

- 1. Joint Planning/Council/Housing Board
- 2. Committee Draft “Delivery Strategy” Deliverable Review
- 3. Planning/Council/Housing Board Final “Delivery Strategy” Deliverable Review

- Deliverables:

- - Financial feasibility and impact study (fiscal, traffic)
- - Building program, cost estimates, pro-forma
- - Comprehensive Plan Amendments

- **2. Strategy**

- 2B: Delivery Strategy**

4 to 6 weeks

(March/April)

Meetings:

1. Joint Planning/Council/Housing Board

Presentation of “Design Funnel” Final Deliverables

1. Committee Draft “Delivery Strategy” Deliverable Review

2. Planning/Council/Housing Board Final “Delivery Strategy” Deliverable Review

Deliverables:

- Financial feasibility and impact study (fiscal, traffic)
- Building program, cost estimates, pro-forma
- Comprehensive Plan Amendments